

# WESTTOWN TOWNSHIP

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[www.westtownpa.org](http://www.westtownpa.org)

## AGENDA

### Westtown Township Board of Supervisors Regular Meeting

Monday, October 7, 2019 - 7:30 PM

Westtown Township Municipal Building  
1039 Wilmington Pike, Westtown

- I. Call to Order
- II. Approval of Board of Supervisors Meeting Minutes – September 16, 2019
- III. Summary of Board of Supervisors Workshop – October 7, 2019
- IV. Departmental Reports
  - A. Director of Public Works – Mark Gross
  - B. Historical Commission – Gail Guterl
  - C. Planning Commission – Steve Rodia / Jim Lees
  - D. Solicitor’s Report – Stacey Fuller, Esq.
  - E. Manager’s Report – Rob Pingar
- V. Public Comment (Non-Agenda Items)
- VI. Old Business
  - A. NPDES MS4 Stormwater Management Program Update – Beth Uhler
- VII. New Business
  - A. Appointment of Planning Commission Solicitor - Kristin Camp
- VIII. Announcements
  - A. Toll Brothers/Crebilly Farm II Conditional Use Hearing – 6:00 PM, Monday October 14, 2019 at Rustin High School
  - B. Toll Brothers/Crebilly Farm II Planning Commission Meeting – 7:00 PM, Monday October 21, 2019 at Stetson Middle School
  - C. Sewage Management Program (SMP) Routine Inspection Reports - due October 31, 2019
- IX. Public Comment (All Topics)
- X. Payment of Bills
- XI. Adjournment

## **How to Engage in the Public Comment Sections of a Township Meeting**

Public Comment is heard at three (3) different points during the meeting:

1. BEFORE OLD BUSINESS - The public is permitted to make public comment on any matter not on the agenda. This comment period is subject to the time constraint in (d) below
2. PRIOR TO any action on a motion on an Agenda item. Public Comment at this stage is limited to the item under discussion (e.g. it is not appropriate to initiate a discussion on police services if the body is acting upon a sewer issue).
3. AFTER NEW BUSINESS. - Public Comment is open to any legitimate item of business which can be considered by that Township Board/Commission (e.g. Planning Commission can discuss issues having to do with plan reviews, but cannot discuss why the Township does not plow your street sooner. Supervisors can discuss nearly every issue).

How to make a comment to any Township Board/Commission:

- a. The Chair will announce that the Board/Commission will now hear public comment, either on a specific issue or generally.
- b. You must then obtain recognition from the Chair prior to speaking.
- c. Once you have the floor, state your name and address for the record.
- d. You may then make your comment or ask your question. You will have three (3) minutes to make your statement, unless the Chair has announced otherwise, so please come prepared!

# WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING

Westtown Township Municipal Building, 1039 Wilmington Pike, Westtown

Monday, September 16, 2019 at 7:30 PM

Present were: Chair Scott Yaw, Vice Chair Michael Di Domenico, Police Commissioner Carol De Wolf, Township Manager Robert Pingar, Police Chief Brenda Bernot, Parks & Recreation Commissioner Ida Fritsche, and Planning Commissioner Kevin Flynn. There were 19 guests.

## **I. Pledge of Allegiance & Call to Order**

Mr. Yaw called the meeting to order at 7:30 PM, and led the Pledge of Allegiance. He asked if anyone was recording the meeting. No one was recording.

## **II. Approval of Minutes (August 19 & September 3, 2019)**

Mr. Di Domenico made a motion to approve the August 19, 2019 Board of Supervisors meeting minutes. Ms. De Wolf seconded the motion. There were no comments, and the minutes were unanimously approved.

Mr. Di Domenico then made a motion to approve the September 3, 2019 Board of Supervisors meeting minutes. Ms. De Wolf seconded the motion. There were no comments, and the minutes were unanimously approved.

## **III. Workshop Meeting Summary (September 16, 2019)**

Mr. Yaw stated that the Board workshop began with an Executive Session regarding three legal matters and police collective bargaining. In the public workshop Will Ethridge provided an update on the West Chester Area Council of Governments (WCACOG) 100% Renewable Energy Plan.

There were no questions or comments.

## **IV. Departmental Reports**

### **A. Westtown - East Goshen Police (WEGO) – Chief Bernot**

Chief Bernot stated that the number and variety of scams continues to increase. She encouraged residents to report suspicious calls, emails, or communications. She also directed residents to check out [www.WEGOPD.org](http://www.WEGOPD.org) and the police blotter for more information.

There were no questions or comments.

### **B. Parks & Recreation Commission (P&R) – Ida Fritsche**

Ms. Fritsche stated that the commission is very pleased to have two new members - Carrie Pizzillo-Stare and Jennifer Jacobs. She reported that P&R will decorate the Oakbourne Mansion at their meeting on November 12 to prepare for the township holiday party and Winter Festival. Ms. Fritsche said that the commission reviewed this summer's programs, and agreed that they were very well attended. They will be looking into other performers to improve next year's Summer Series. She commented that the movie nights were also a success, except for the July movie, which was moved indoors due to the extreme heat. She reminded the public that the annual P&R Winter Festival will be on Sunday, December 8. Ms. Fritsche confirmed that the 2020 Egg Hike will be April 4. Dates for other 2020 events have not yet been slated. Ms. Fritsche said that P&R is also considering a stormwater bioswale education event for adults at Tyson Park in association with the Tyson Park Phase II improvements project, and a police and community function for National Night Out.

There were no questions or comments.

### **C. Planning Commission (PC) – Kevin Flynn**

Mr. Flynn reported that at their September 4 meeting the PC listened to a presentation by Nancy Harkins related to the Sunoco Pipeline. He noted three takeaways from the presentation:

- 1) Many local municipalities have created advisory committees regarding pipeline safety, particularly for emergency situations.
- 2) There have been a high number of sinkholes in surrounding townships.
- 3) The township should consider mandatory well water testing.

Mr. Di Domenico and Ms. De Wolf informed Mr. Flynn that the PC should not be taking an active role in pipeline management and safety as it is not within their role as a commission. The Board has attended many meetings/presentations on the pipeline and is well versed in the issues surrounding the project. Ms. De Wolf stressed that the township and school district is prepared for an emergency situation but that emergency response plans that are not available to the general public for security reasons.

Mr. Flynn maintained that it is best to be as informed as possible when it comes to pipeline activity. He is particularly concerned about the effect on wells near the pipeline. Mr. Di Domenico responded that of the properties near the pipeline, 10 are on private wells. The Board and Ms. Harkins already worked with Sunoco to change the maximum well testing distance from 100ft to 450ft. The township has no authority to require Sunoco to test wells outside of this distance.

Mr. Yaw concluded the above remarks by stating that the Board takes the issue of pipeline safety and emergency management extremely seriously. He affirmed the Board has been in front of all the concerns that have arisen and is in continual communication with Energy Transfer Partners. He assured Mr. Flynn and the PC that the Board is actively engaged with this subject.

There were no other comments or questions.

### **D. Manager's Report – Rob Pingar**

Mr. Pingar reported on five items of interest throughout the township.

1. Energy Transfer Partners has been pulling 16in pipe from Thornbury to Westtown through the hole that they drilled under RT 352. So far, over 50% has been pulled through and is expected to finish within a week. The pull from SS Simon and Jude Church to East Goshen has not yet started.

Mr. Di Domenico explained that while they are pulling the 16in pipe through, the hole is not big enough for the 20in pipe. Sunoco will have to come back out in a year to run this second pipe.

Mr. Pingar commented that he often goes out to the pipeline work site unannounced to check up on the progress. He reported that the contractors are always accommodating during these visits. He was also informed by Energy Transfer Partners that during the drilling for the first hole, nobody with a well in the vicinity reported any damage or contamination.

2. There has been no decision from the Commonwealth Court regarding the Toll Brothers/Crebilly Farm Conditional Use Application. However, Toll Brothers did submit a second Conditional Use Application for the same tract. Although there are several significant changes in this application, the proposal for 317 homes is the same. The initial hearing for the application will be scheduled soon.
3. Tyson Park Phase II Improvements are underway. The parking lot and trails have been laid out. They are getting ready to lay stone for paving and begin landscaping.
4. The Oakbourne Road Bridge box culvert was successfully installed last week. There is still a lot of work to do before the road can reopen in a few weeks.

5. Mr. Pingar and Thornbury Township Manager, Judy Lizza have arranged a meeting with Senator Killion's office, Representative Comitta's office, and PennDOT to discuss the RT 926/RT 202 improvement project. This project has been delayed for years due to environmental and historical concerns, but they hope this meeting can get it moving forward again.

There were no other comments or questions.

#### **V. Public Comment (Non Agenda Items)**

Amelia Maurizio (603 Stockton Court), Steven Walker (601 Stockton Court), Clare Bingman (605 Stockton Court), John Ryan (600 Tunbridge Road), and Abhay Borwankar (614 Tunbridge Road) all complained about the constant roaring noise from the chiller unit outside the Quakers Youth Hockey Club Ice Rink. Mr. Borwankar added that he is a mechanical engineer specializing in air conditioning. He said he met with the owners of the rink and advised them that the best place for the chiller would be on the north side of the ice rink building, adjacent to the gas station. These residents of Green Lane Village all stated that their quality of life has been ruined by the constant noise 24/7. They submitted a petition to the Board on August 12 asking the Board to enforce the noise ordinance and review the existing noise standards.

Mr. Yaw confirmed receipt of the petition. Ms. De Wolf stated this is obviously an issue that the township needs to resolve. Mr. Pingar stated that the township retained Pennoni to study the noise. The study concluded that the noise level exceeds the maximum allowed by township code. The rink has been cited for violating the noise ordinance, and they are working to come into compliance.

Daniel Wethey and Matt Montgomery, both student athletes from Rustin High School, thanked the Board for considering an ordinance amendment to allow for additional lighted night games for non-football sports such as field hockey, soccer, and lacrosse.

William Hoffman (100 Hidden Pond Way) stated that property values in Arborview have declined as a result of the Fair Share development project.

Candy Anderson (101 Hidden Pond Way) stated that the construction of Orvis Way has reduced her privacy, and expressed concerns about safety. She said that cars are going around the barricades on Orvis Way, and requested better barricades to prevent the road from being used until it is opened. Mr. Pingar said that he contacted the developer, Mr. Galbally, and asked him to come up with more effective barricades. Mr. Pingar stated that Mr. Galbally is responsible for the road until the township takes dedication.

There was no other public comment. Mr. Yaw thanked everyone for taking their time to inform the Board about all these issues.

#### **VI. Old Business**

To accommodate guests who were attending the meeting due to interest in items G and F, Mr. Yaw stated that the Board would address Old Business in reverse alphabetical order, so that guest would not have to sit through discussion of the remaining items.

#### **G. Ordinance 2019-06, Outdoor Lighting Ordinance Amendment – Adoption**

Mr. Yaw stated that Ordinance 2019-06 has been discussed at several previous meetings and advertised for adoption tonight. Mr. Di Domenico made a motion to adopt Ordinance 2019-06 amending Article XV Outdoor Lighting, to permit a maximum of 30 lighted events per calendar year on any one school campus where permanent lighting is permitted. Ms. De Wolf seconded the motion.

Mr. Di Domenico asked if the Zoning Hearing Board (ZHB) decision included language limiting use of the Public Address System before the non-football games to playing the National Anthem, the good sportsmanship speech, and team introductions. Mr. Ross Unruh, solicitor for the West Chester Area School District (WCASD), confirmed that the ZHB decision included that language.

Mr. Yaw added that there was a lot of disinformation spread regarding the night games, including what was reported by the Daily Local News. He explained that the WCASD rescheduled a couple football games on its own, and school Principle Dr. Murano sent an email to the Rustin community on September 4<sup>th</sup> explaining why the schedule changes were made.

There was no public comment and the motion was unanimously approved.

**F. Ordinance 2019-03, Signs Ordinance Amendment – Adoption**

Mr. Yaw explained that this is an ordinance amendment to modify §170-1800 Signs. This is a comprehensive update of Article XVIII in light of the SCOTUS Reed case, revising the sign regulations to ensure that they are content-neutral, updating regulations governing billboards, and making allowances for LED signage. Mr. Yaw stated that this amendment has been in the works for several years, with multiple revisions.

Mr. Di Domenico made motion to adopt Ordinance 2019-03 amending §170-1800 of the Code of Westtown Township, relative to Signs. Ms. De Wolf seconded the motion.

Terry Money (1022 Old Wilmington Pike) objected to adoption of the ordinance amendment stating that it would be in violation of the Settlement Agreement for the electronic billboard sign on Rt. 202. Mr. Yaw replied he could not act as Township Solicitor, and recommended tabling the topic.

Mr. Di Domenico withdrew his motion. Mr. Yaw then made a motion to table adoption of Ordinance 2019-03 pending further review by the Township Solicitor. Ms. De Wolf seconded the motion. There was no public comment and the motion to table adoption of Ordinance 2019-03 was unanimously approved.

**E. Oakbourne Road Utility Relocations, Doli Construction Corp. - Payment No. 2/Final**

Mr. Yaw stated that Carroll Engineering has evaluated invoice No. 2/Final submitted by Doli Construction Corp. for work completed on the Oakbourne Road Bridge Utility Relocations Project, and has recommended payment in the amount of \$66,198.30. This is the final payment, as all work has been completed and accepted by Carroll Engineering Corporation.

Mr. Di Domenico made a motion to approve Payment No. 2/Final in the amount of \$66,198.30 to Doli Construction Corp. Ms. De Wolf seconded the motion. There was no public comment and the motion was unanimously approved.

**D. Kirkwood Pump Station Reconstruction - Request for Payment No. 2**

Mr. Yaw stated that Carroll Engineering has evaluated invoice No. 2/Final submitted by KBX Golden, LLC for work completed on Kirkwood Pump Station, and has recommended payment in the amount of \$23,689.94. This is the final payment as all work has been completed and accepted by Carroll Engineering Corporation.

Mr. Di Domenico made a motion to approve Payment No. 2/Final in the amount of \$23,689.94 to KBX Golden, LLC. Ms. De Wolf seconded the motion. There was no public comment and the motion was unanimously approved.

**C. Tyson Park Phase 2 Improvements - Request for Payment No. 1**

Mr. Yaw stated that McCormick Taylor has evaluated the invoice submitted by Lechmanik, Inc. for work completed as part of the Tyson Park Phase 2 Improvements, and has recommended payment in the amount of \$44,602.20, which reflects 10% retainage. This is not final payment as additional work remains.

Mr. Di Domenico made a motion to approve Payment No. 1 in the amount of \$44,602.20 to Lechmanik, Inc. Ms. De Wolf seconded the motion, and then asked why McCormick Taylor (MT)

was reviewing the invoices for this project. Mr. Pingar explained that MT was brought in under agreement with Carter Van Dyke (CVDA) due to MT's expertise in paving. CVDA will still be involved in the landscaping. There was no public comment and the motion was unanimously approved.

**B. 2019 Road Maintenance Program - Request for Payment No. 1**

McCormick Taylor has evaluated the invoice submitted by Innovative Construction Services, Inc. for work completed as part of the 2019 Road Maintenance Program, and has recommended payment in the amount of \$110,920.10, which reflects 5% retainage. This is not final payment as additional work remains.

Mr. Di Domenico made a motion to approve Payment No. 1 in the amount of \$110,920.10 to Innovative Construction Services, Inc. Ms. De Wolf seconded the motion. There was no public comment and the motion was unanimously approved.

**A. Oakbourne Road Bridge Replacement Project - Request for Payment No. 1**

Mr. Yaw stated that Carroll Engineering has evaluated the invoice submitted by Road-Con, Inc. for work completed on the Oakbourne Road Bridge Replacement Project, and has recommended payment in the amount of \$158,798.61. This is not final payment as additional work remains.

Mr. Di Domenico made a motion to approve Payment No. 1 in the amount of \$158,798.61 to Road-Con, Inc. Ms. De Wolf seconded the motion. There was no public comment and the motion was unanimously approved.

**VII. New Business**

There was none.

**VIII. Announcements**

Mr. Yaw made the following announcements:

**A. E-Waste Collection - 9:00 AM – noon, Saturday, September 28 at the Township Building**

This collection event is open to township residents. Some fees apply for tube TVs, computer monitors, and items with Freon.

**B. Westtown Day – 11 AM to 3PM, Sunday September 29 at Oakbourne Park**

This community day is free and open to everyone. It will feature live bands, carnival games, pony rides, petting zoo, food trucks, Civil and Revolutionary War re-enactors, pumpkin decorating, local schools, vendors, and more.

**C. SMP Routine Inspection Reports**

Property owners with on-lot sewage disposal systems that have provided Initial Inspection Reports, have made repairs that required a Chester County Health Department permit, and/or received a waiver from the SMP in 2016, are due to complete and submit the Routine Inspection Report to the Township by no later than October 31, 2019. Also, property owners who completed pumping in 2016 are due to submit their pumping receipts.

**IX. Public Comment on All Topics**

There was none.

**X. Payment of Bills**

Mr. Di Domenico made a motion to approve General Fund bills in the amount of \$80,677.70 and Wastewater Fund bills in the amount of \$15,780.06, for a grand total of \$96,457.76. Ms. De Wolf seconded the motion. There were no comments or questions, and the check registers were unanimously approved.

**XI. Adjournment**

Ms. De Wolf made a motion to adjourn the meeting, seconded by Mr. Yaw. The meeting adjourned at 9:26 PM.

Respectfully submitted,

Robert Pingar  
Township Manager

DRAFT



**WESTTOWN TOWNSHIP  
PUBLIC WORKS DEPARTMENT  
MONTHLY REPORT FOR SEPTEMBER 2019**

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**ROADS**

- ◆ Managed and monitored large construction projects:
  - ◆ Tyson Park Phase II - trail construction and improvements.
  - ◆ Oakbourne Road Bridge replacement.
  - ◆ Road Maintenance - paving, inlet, and manhole replacements.
  - ◆ AQUA water main replacement on E. Pleasant Grove Road.
  - ◆ Roof replacement on PW garage and salt shed.
- ◆ After-hours removal of downed tree on Shiloh Road.
- ◆ Two employees obtained CDL Class B driver permits.
- ◆ Repaired a sinkhole over a storm line on Westwood Drive.
- ◆ Repaired a failed storm pipe along E. Pleasant Grove Road.
- ◆ Began an accuracy review of our GIS mapping system.
- ◆ Filled potholes throughout the township as necessary.
- ◆ Straightened and replaced faded and damaged street signs.

**BUILDINGS, PARKS, AND OPEN SPACE**

- ◆ Completed three grass mowings.
- ◆ Checked operation and fluid levels on all standby generators.

**OAKBOURNE PARK AND MANSION HOUSE**

1. Installed a landscaping bed surrounding the entrance sign.
2. Removed all interior and exterior storm window panels for painting purposes.
3. Park setup for the Westtown Day event.
4. Mowed the walking trails in the Cope Tract section of Oakbourne.
5. Trash, recyclables, and restroom cleaning and maintenance.

**PARKS AND OPEN SPACE**

1. Installed additional fall zone mulch surrounding the Tyson Park playground.
2. Hauled seven loads of fill dirt from Tyson Park.
3. Inspected all playground structures for safety hazards.
4. Removed a Tree of Heaven to eradicate a Spotted Lantern Fly issue in the Sage Road open space.
5. Field mowed all open space fields.
6. Elevated 4 trees and removed 2 trees in the S. New St. open space

7. Inspected stormwater retention basins for proper operation.

### WASTEWATER

- ◆ Completed the PG force main replacement project including paving.
- ◆ Replaced the window operator mechanisms at WCC.
- ◆ Repaired a check valve in the main PS at WCC.
- ◆ Repaired the air compressor for the disk filter.

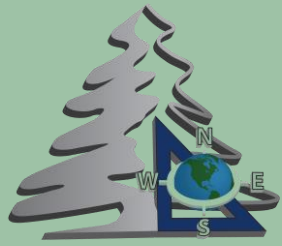
### EQUIPMENT MAINTENANCE AND REPAIR

- ◆ Repaired a faulty lift cylinder under warranty on the boom mower.
- ◆ Repaired two battery enclosures on the grass mowers.
- ◆ Repaired the cooling system on the tree chipper.
- ◆ Replaced the safety lighting in a small utility trailer.
- ◆ Replaced the cutting edge on the backhoe front bucket.
- ◆ 67-17 – Repaired snow plow wiring harness.
- ◆ 67-12 – Installed new plow light assemblies. Replaced the block heater power cord under warranty.
- ◆ 67-19 – Replaced a failed main hydraulic hose.
- ◆ 67-22 – Replaced the air tailgate actuator cylinder due to an air leak.

### FUTURE PROJECTS

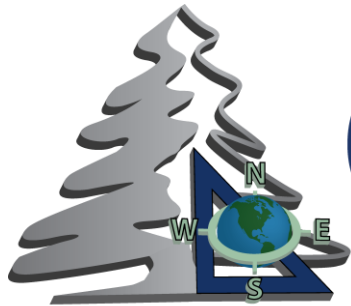
- ◆ Complete Tyson Park Phase II project.
- ◆ Continue oversight on the Oakbourne Bridge Project and the Aqua water main replacement project.
- ◆ Continue oversight of the Mansion exterior renovation project.
- ◆ Complete hazard tree removal in Oakbourne Park.
- ◆ Begin GIS point collection of added features throughout the township.

**MARK GROSS**  
**DIRECTOR OF PUBLIC WORKS**



# NPDES MS4 Stormwater Management Program

**Beth Uhler**  
**MS4 Program Manager**



**CEG**  
**CEDARVILLE**



**Board of Supervisors Meeting**

**October 7, 2019**



# **National Pollutant Discharge Elimination System (**NPDES**)**

## **Municipal Separate Storm Sewer System (**MS4**)**

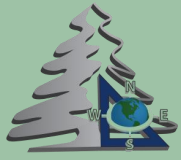
### **Minimum Control Measures (MCMs)**

### **Best Management Practices (BMPs)**

### **Total Maximum Daily Load (TMDL)**

### **Pollutant Reduction Plan (PRP)**

### **Pollutant Control Measure (PCM)**



# Public Education & Outreach (MCM #1)



## Stormwater is Everybody's Business

Stormwater picks up debris, chemicals, dirt, manure and other pollutants as it flows over surfaces such as driveways, road and lawns. Without proper stormwater management, this polluted runoff flows untreated into our streams, rivers and wetlands.



### Polluted stormwater runoff is the greatest threat to clean water!



*Residents, municipalities, businesses and developers need to work together to prevent stormwater pollution.*





For more info call  
Brandywine Red Clay Alliance  
610-793-1090  
or visit our website at  
[www.bandywineredclay.org](http://www.bandywineredclay.org)

Our streams and rivers supply

- Water for drinking
- Water for fishing
- Water for swimming
- Water for canoeing and boating
- Water for wildlife

Sponsored and Paid for by:

Avondale Borough Cain Township City of Coatesville Downingtown Borough East Bradford Township East Brandywine Township East Caln Township East Fallowfield Township Franklin Township	Honey Brook Borough Kensett Square Borough Kosciusko Township London Britain Township London Grove Township Londonderry Township Modena Borough New Garden Township New London Township Parkersburg Borough	Penn Township Pocopson Township Sadsbury Township South Coatesville Borough Thornbury Township Upper Uwchlan Township Uwchlan Township Valley Township	West Bradford Township West Brandywine Township West Caln Township West Chester Borough West Goshen Township West Grove Borough West Pileland Township West Whiteland Township Westtown Township
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WESTTOWN TOWNSHIP  
Chester County, Pennsylvania, United States

🏠 Resident Resources
Boards and Commissions
Departments
Par

Westtown Township > Stormwater Management



## Stormwater Management


Rob Pingar, Township Manager [rpingar@westtown.org](mailto:rpingar@westtown.org)

### What is Stormwater?

Stormwater runoff is generated when precipitation from rain and snowmelt events flows over land runoff flows over the land or impervious surfaces such as paved streets, parking lots, and buildings.

## When It Rains, It Drains

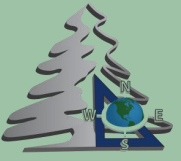
Understanding Storm Water and How It Can Affect Your Money, Safety, Health, and the Environment

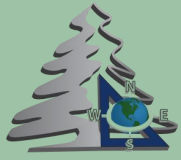




# WESTTOWN GAZETTE

# Public Education & Outreach (MCM #1)





# Public Involvement and Participation (MCM #2)

### WESTTOWN TOWNSHIP PUBLIC NOTICE

The Westtown Township Goose Creek TMDL and Pollutant Reduction Plan for Plum Run, Radley Run, Brandywine Creek, Chester Creek, East Branch Chester Creek, Hunters Run, and Ridley Creek has been updated and is available for public review on the Township website at <http://www.westtownpa.org/> and by request at the Township Building at 1039 Wilmington Pike, West Chester, PA 19382. Written comments from the public will be accepted for a period of 30 days from the date of this public notice. A presentation will be made and verbal and written comments accepted at the Board of Supervisors meeting scheduled for March 18, 2019 at 7:30pm at the Township Building. The TMDL/Pollutant Reduction Plan describes proposed measures to be taken to reduce sediment and phosphorous pollution to impaired streams within Westtown Township and is a requirement of the Township's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit. DL-Mar 14-1a

**Westtown Township** added an event. 22 March · 🌐

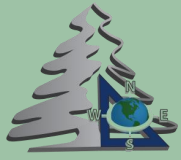
**SAT, 13 APR**  
**CRC Streams Cleanup**  
Goose Creek Park · West Chester, Pennsylvania

★ Interested

📍 Causes

**Brandywine Red Clay Alliance** ✓ 15 April 2018 · 🌐 Like Page

Thanks to everyone who came out today to the 30th Annual Red Clay Valley Clean Up!



# Illicit Discharge Detection & Elimination (MCM #3)

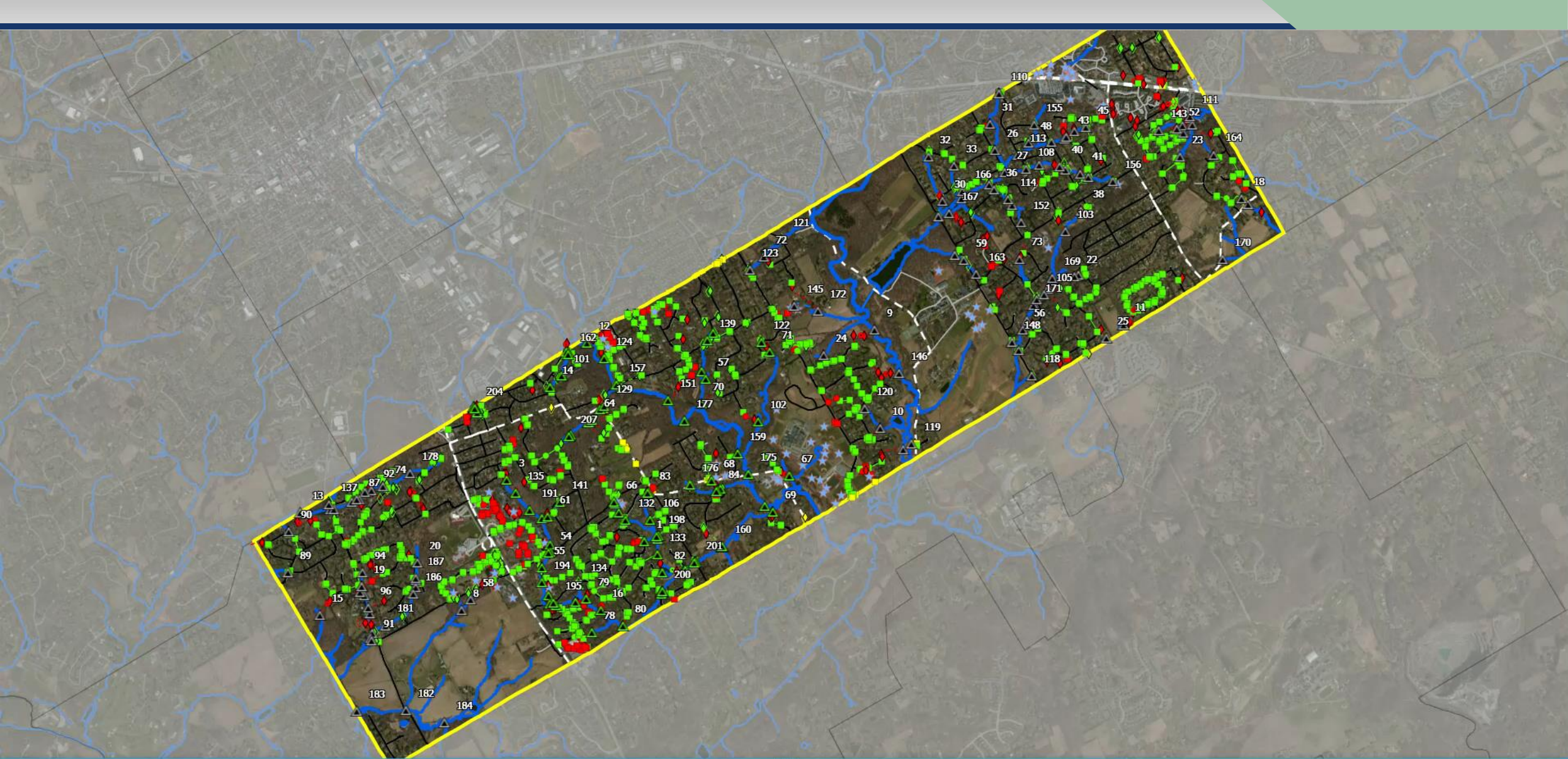
Any discharge to a MS4 or surface water that is not composed entirely of stormwater



## EXAMPLES:

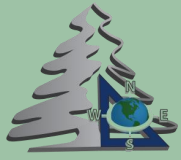
- Motor vehicle fluids
- Household hazardous wastes
- Grass clippings
- Leaf litter
- Animal wastes
- Unauthorized sewage discharges, industrial waste, or restaurant waste





Westtown Township MS4 Map

Map navigation and utility icons including zoom in (+), zoom out (-), home, search, layers, full screen, print, and other interactive tools.

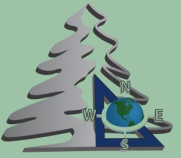


# Construction Site Runoff Control (MCM #4)

Statewide program for issuing **NPDES Permits for Stormwater Discharges Associated with Construction Activities** through DEP, County Conservation District, and Municipality **SATISFIES** this permit requirement



# Post Construction Stormwater Management in New and Re-Development (MCM #5)



159 E. High Street, Suite 500  
Pottstown, PA 19464  
P: 610-705-4500  
F: 610-705-4900  
www.cedarvilleeng.com

## WESTTOWN TOWNSHIP - BMP INVENTORY

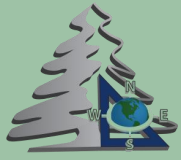
BMP #	BMP ID	BMP Type	BMP Address	Responsible Entity	Date Installed	NPDES No.	Latitude	Longitude
1	11A	Infiltration Forebay	900 South Concord Road	Liberty Square Townshouse HOA	4/13/2011	PAG2001503090	39.9458	-75.5735
2	2A	Subsurface Infiltration Facility	750 Westbourne Rd	WCASD - Thornbury Elementary	6/5/2012	PAG02001511003-R	39.9345	-75.5552
3	2B	Rain Garden/ Bioretention Area	750 Westbourne Road	WCASD - Thornbury Elementary	10/23/2014	PAG02001511003-R	39.9346	-75.5550
4	2C	Water Quality Inlet Insert	750 Westbourne Road	WCASD - Thornbury Elementary	10/23/2014	PAG02001511003-R	39.9347	-75.5552
5	2D-1	Snout	750 Westbourne Road	WCASD - Thornbury Elementary	10/23/2014	PAG02001511003-R	39.9344	-75.5549
6	2D-2	Snout	750 Westbourne Road	WCASD - Thornbury Elementary	10/23/2014	PAG02001511003-R	39.9348	-75.5556
7	3	Subsurface Infiltration Facility	1470 Johnny's Way	WCASD - Penn Wood Elementary	4/5/2012	PAG02001511013-R	39.9531	-75.5268
8	7	Detention Basin	1568 West Chester Pike	West Chester Jaguar/Land Rover		PAG2001503042	39.9651	-75.5245
9	8-1	Infiltration Basin	Jefferson Center/ Westtown Reserve/Gardens	Joseph McCawley	7/3/2005	PAG2001503044-R	39.9319	-75.5829
10	8-2	Infiltration Basin	Westtown Reserve/Gardens	Joseph McCawley	7/3/2005	PAG2001503044-R	39.9295	-75.5796
11	9	Seepage Bed	1041 Wilmington Pike	Westtown/E Goshen Police Station		PAG2001503083	39.9335	-75.5854
12	11B	Detention Basin	900 South Concord Road	Liberty Square Townshouse HOA	4/13/2011	PAG2001503090	39.9452	-75.5730
13	12A-1	Sediment Forebay	6 Cavanaugh Ct	St. Simon & Jude Church		PAG2001503100-R	39.9646	-75.5210

www.cedarvilleeng.com

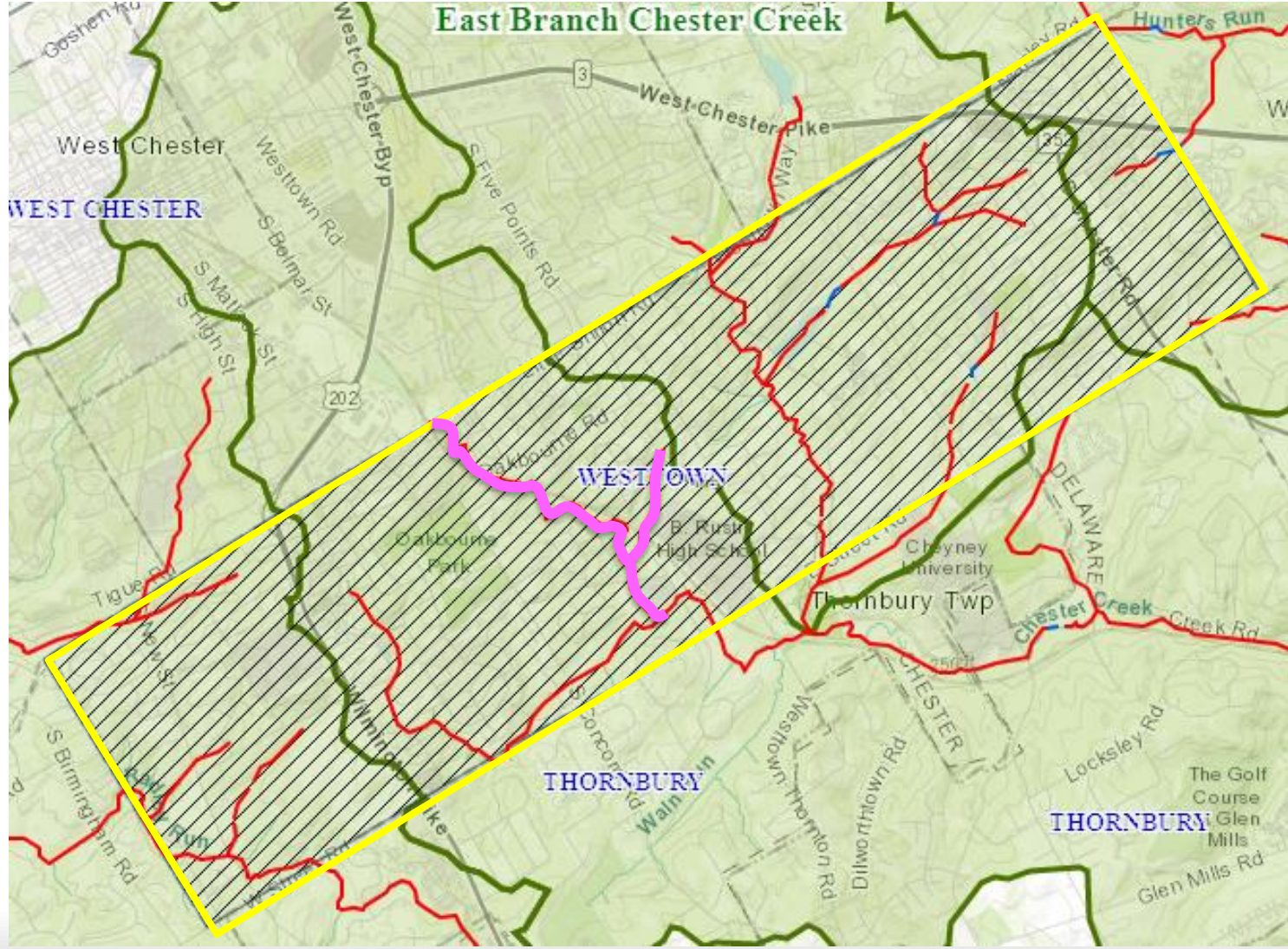


# Pollution Prevention & Good Housekeeping (MCM #6)





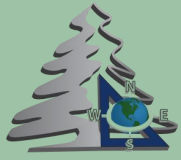
# TMDL/Pollutant Reduction Plan



**WESTTOWN TOWNSHIP  
TMDL/PRP IMPLEMENTATION SCHEDULE**

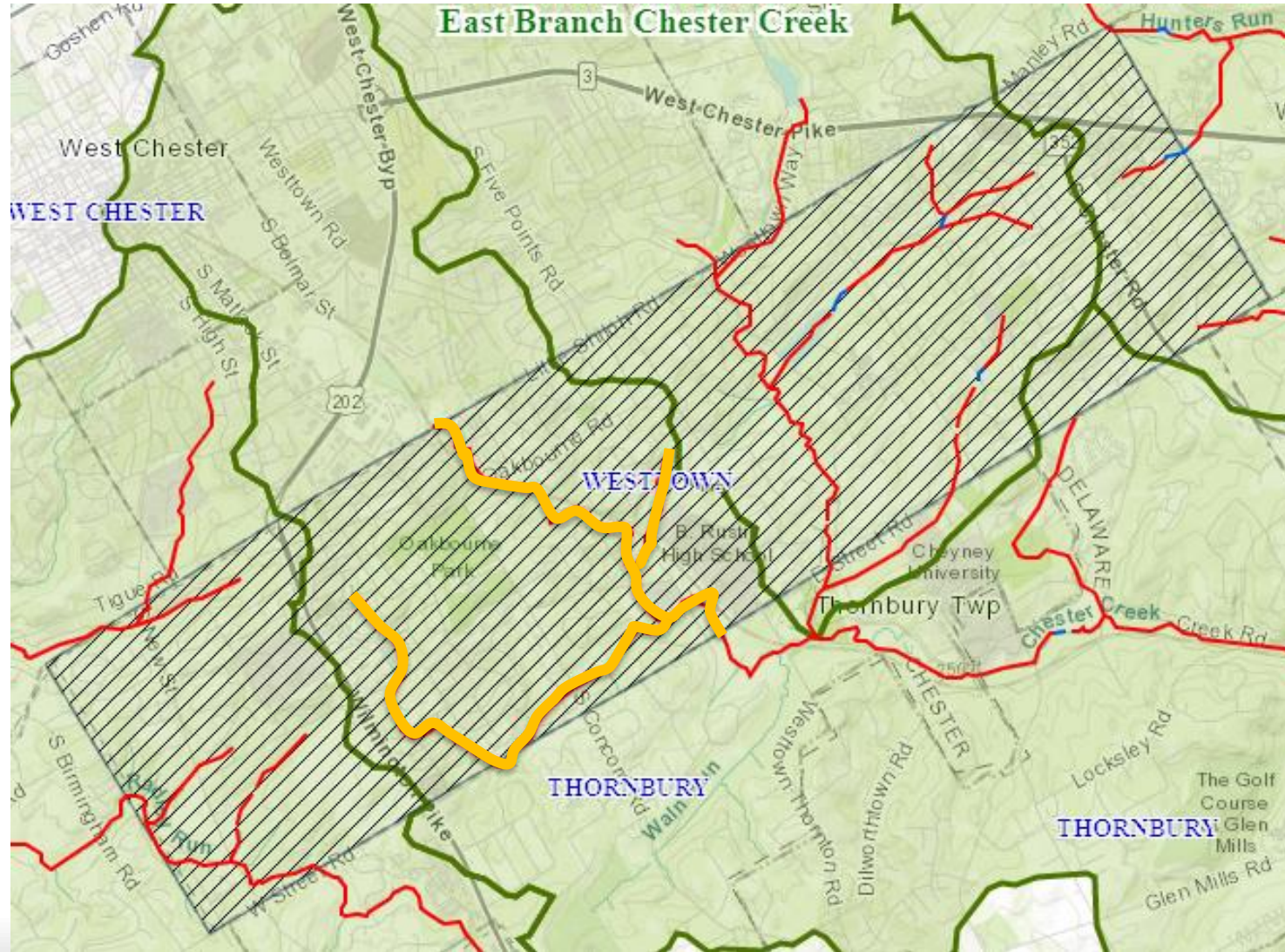
Proposed BMP (preliminary cost estimate)	Year 1	Year 2	Year 3	Year 4	Year 5
	2020	2021	2022	2023	2024
Tyson Park Bioswale (installed in 2015)	-	-	-	-	-
Thorne Drive Basin Retrofit (\$148,093)	1. Proceed with Survey & Design 2. Apply for Funding	3. Construction	-	-	-
Sage Road Basin Retrofit (\$71,438)	1. Proceed with Survey & Design 2. Apply for Funding	3. Construction	-	-	-
Dunvegan Road Basin Retrofit (\$96,486)	1. Contact Property Owner 2. Apply for Funding	3. Proceed with Survey & Design 4. Apply for Funding	5. Construction	-	-
Wild Goose Farms Basin A Retrofit (\$55,936)	1. Contact Property Owner	2. Contact Property Owner 3. Apply for Funding	4. Proceed with Survey & Design 5. Apply for Funding	6. Construction	-
Wild Goose Farms Basin B Retrofit (\$73,948)	1. Contact Property Owner	2. Contact Property Owner 3. Apply for Funding	4. Proceed with Survey & Design 5. Apply for Funding	6. Construction	-
General Greene Basin A Retrofit (\$88,008)	1. Contact Property Owner	2. Contact Property Owner 3. Apply for Funding	4. Contact Property Owner 5. Apply for Funding	6. Proceed with Survey & Design 7. Apply for Funding	8. Construction
General Greene Basin B Retrofit (\$79,256)	1. Contact Property Owner	2. Contact Property Owner 3. Apply for Funding	4. Contact Property Owner 5. Apply for Funding	6. Proceed with Survey & Design 7. Apply for Funding	8. Construction
Pleasant Grove Stream Restoration (\$548,514)	<i>(Feasibility study completed in 2019)</i> 1. Proceed with Survey, Design, & Permitting 2. Apply for Funding	3. Apply for Funding	4. Construction	-	-
Radley Run Stream Restoration (\$119,508)	1. Contact Property Owner	2. Conduct Feasibility Study 3. Apply for Funding	4. Proceed with Survey, Design, & Permitting 5. Apply for Funding	6. Construction	-

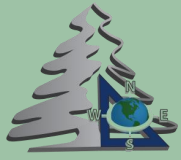




# Pollutant Control Measures

Chester Creek  
(Impaired for Pathogens)

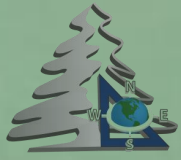




# Pollutant Control Measures

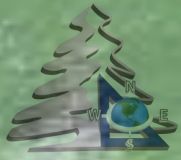
Requirement	Due Date	
Storm Sewershed Map	September 30, 2021	✓
Source Inventory	September 30, 2022	
Source Investigation	September 30, 2023	
Enact Animal Waste Ordinance	September 30, 2023	
Document Progress in Annual Reports	Ongoing	





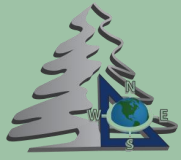
# What to Expect in 2020...

- Review and update **Written Programs**.
- **Outfall Screening and Stormwater BMP Inspection**
- Identify **Priority Areas** for outfall screening within the Township.
- **GIS Mapping Updates**
- Design, and construct BMP(s) to achieve **TMDL/Pollutant Reduction Plan** goals by 2024.



# Beyond 2020...

- Continue to conduct **Outfall Screening** and **BMP Inspections**.
- Continue **Pollutant Control Measures**.
- Stormwater Ordinance Updates (by 2022).
- Continue to design, and construct BMP(s) to achieve **TMDL/Pollutant Reduction Plan** goals by 2024.



# Thank You





**BUCKLEY BRION**  
**MCGUIRE & MORRIS LLP**

**KRISTIN S. CAMP**  
p: 610.436.4400 Ext# 1050  
f: 610.436.8305  
e: [kcamp@buckleyllp.com](mailto:kcamp@buckleyllp.com)  
118 W. Market Street, Suite 300  
West Chester, PA 19382-2928

September 26, 2019

Robert R. Pingar, P.E., Manager  
WESTTOWN TOWNSHIP  
1039 Wilmington Pike  
West Chester, PA 19382

Re: Legal Representation of the Westtown Township Planning Commission in the development of  
Crebilly Farm

Dear Rob:

I have been asked to represent the Township Planning Commission in its review of the above-referenced development. I am happy to undertake this engagement and want to acquaint the Township with the manner in which I will handle this matter.

Firm Representation. I will be primarily responsible for the work and will be the lead contact on this matter. However, if necessary, I may ask other lawyers in our Municipal/Land Development Department to assist me from time to time in the event of a scheduling conflict.

The Telephone. There will be times when we will be unavailable to speak on the telephone because of court appearances, conferences, or other pressing matters. Please speak openly to my assistant, Ali Fidanza, and ask her the question or give her the information which you have. She will be familiar with this file. This will reduce our ultimate charge for legal services and will enable us to be more efficient in handling yours and our other clients' cases. If you must speak to me, I will make every effort to return the call to you on the same day. If you do not hear from me or my assistant, please call again.

Basis of Billing. We will bill the Township on a monthly basis for services rendered. Payment is due upon receipt unless other arrangements are made. We charge appropriately for email and telephone calls and include that time in our detailed statement of charges. Please feel free to discuss with me at any time any questions that you may have about our billing rate or methods. We may, from time to time, advance monies related to a particular matter, but we will try to anticipate such expenses. Any expenses such as transcript costs, long distance telephone calls, travel, photocopying, overnight mail, any necessary hand-delivery courier expenses, fax and postage fees, if advanced on your behalf, will be billed to you monthly along with legal services rendered.



Billing Rates. The legal services rendered to the Township in this matter will be billed at the rate of \$200.00 per hour for any attorney's time and \$85.00 per hour for paralegal time. These rates may be modified over time, although at this moment we do not anticipate any changes. Our monthly statements to the Township will reflect the rates in effect at the time the service was performed. We will notify you of changes in the rates.

Efforts in Your Behalf. We will strive to complete the work as expeditiously as possible and at a fair and reasonable cost to the Township. We do represent many other clients, and there will be times when we will be giving your work priority over others. But the converse is also true, and we trust that you will understand if occasionally there is a delay in completion of your work. We ask that you make every effort to keep us apprised of any changes or developments in this matter so that we can help you achieve a prompt resolution.


Termination. The Township shall at all times have the right to terminate our services upon written notice to that effect. We shall have at all times the right to terminate our services upon written notice to that effect in the event that you either fail to cooperate with us in any reasonable request, to timely pay the monthly statements in full as submitted, or if we determine in our reasonable discretion that to continue our services to you would be unethical or impractical.

Your Acceptance. If the foregoing terms and conditions accurately summarize and confirm your understanding of our attorney-client relationship, please indicate the Township's approval and acceptance by dating, signing and returning this letter to me.

Very truly yours,

**BUCKLEY, BRION, MCGUIRE & MORRIS LLP**

By:

  
\_\_\_\_\_

Kristin S. Camp

Approved and Accepted:

WESTTOWN TOWNSHIP

By:

\_\_\_\_\_  
Robert R. Pingar, Township Manager



Gawthrop Greenwood, PC  
*Attorneys at Law*

17 East Gay Street, Suite 100, P.O. Box 562 p. 610.696.8225  
West Chester, PA 19381-0562 www.gawthrop.com

**Patrick M. McKenna**  
610.696.8225 x 155  
610.344.0922 fax  
pmckenna@gawthrop.com

September 24, 2019

Gregg I. Adelman, Esquire  
Kaplin Stewart Meloff Reiter & Stein, PC  
Union Meeting Corporate Center  
910 Harvest Drive  
P.O. Box 3037  
Blue Bell, PA 19422

**Re: Westtown Township Board of Supervisors  
Conditional Use Application of Toll PA XVIII, L.P.**

Dear Gregg:

This is to formally advise you the Board has scheduled a Conditional Use hearing in the above application for Monday, October 14, 2019, at 7:00 p.m. in the Auditorium at the Bayard Rustin High School building. I enclose herewith a copy of the notice of hearing.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

  
Patrick M. McKenna

PMM/ams  
Enclosure  
cc (w/ enc): Marc B. Kaplin, Esquire  
F. Warren Jacoby, Esquire  
Ross Weiss, Esquire  
Robert Careless, Esquire  
Rob Pingar, Township Manager  
Westtown Township Board of Supervisors

## NOTICE

### WESTTOWN TOWNSHIP

**THE WESTTOWN TOWNSHIP BOARD OF SUPERVISORS** will meet at 7:00 p.m. on Monday October 14, 2019, in the Auditorium at the Bayard Rustin High School Building, 1100 Shiloh Road, West Chester, Pennsylvania, to hear the following:

**THE CONDITIONAL USE APPLICATION OF TOLL PA XVIII, L.P.** The property is more commonly referred to as “Crebilly Farm” and consists of the following UPI Nos.: 67-4-29, 67-4-29.1, 67-4-29.2, 67-4-29.3, 67-29.4, 67-4-30, 67-4-31, 67-4-32, 67-4-33, 67-4-33.1 and 67-4-134. The parcels total approximately 322.36 acres of land and are bounded by Wilmington Pike (S.R. 202/S.R. 322) in Westtown Township to the east, West Pleasant Grove Road to the north, South New Street to the west, and Street Road (S.R. 926) to the south. The parcels are owned by Crebilly Farm Family Associates, L.P., David M. Robinson, Laurie S. Robinson and David G. Robinson, and the Applicant is the equitable owner. The parcels are located in the A/C – Agricultural/Cluster Residential and R-1 Residential Districts of the Township. The parcels are currently used for agricultural and residential uses. The Applicant seeks conditional use approval pursuant to §170-900 et seq. of the Zoning Ordinance to permit a flexible development proposing a total of 319 residential units, consisting of two existing homes, 182 single-family detached dwellings and 135 townhomes, and also containing internal streets, utilities, stormwater management facilities, landscaping, community recreation facilities, and other improvements, and any other such relief deemed necessary by the Board of Supervisors.

The Board may consider other such matters as may properly come before it.

All persons desiring to be heard may attend and be heard. If any person who wishes to attend the meeting has a disability and/or requires auxiliary aid, service or other accommodation to observe or participate in the proceedings, please contact the Township Manager at 610-692-1930 to discuss how those needs may be best accommodated.

**WESTTOWN TOWNSHIP  
BOARD OF SUPERVISORS**  
Patrick M. McKenna, Solicitor

## NOTICE

**THE WESTTOWN TOWNSHIP PLANNING COMMISSION** will conduct special meetings at 7:30 p.m. on the following dates: October 7, 2019, October 21, 2019 and November 7, 2019 in the Auditorium at the Stetson Middle School, 1060 Wilmington Pike, West Chester, Pennsylvania, 19382 to consider and possibly make a recommendation to the Board of Supervisors on the conditional use application filed by Toll PA XVIII, L.P. (“Toll”). The Westtown Township Planning Commission will also conduct special meetings at 7:00 p.m. on the following dates: November 21, 2019, December 5, 2019 and December 17, 2019 in the Auditorium at the Stetson Middle School, 1060 Wilmington Pike, West Chester, Pennsylvania, 19382 to consider and possibly make a recommendation to the Board of Supervisors on the conditional use application filed by Toll. Toll is the equitable owner of property which is more commonly referred to as “Crebilly Farm” and consists of the following UPI Nos.: 67-4-29, 67-4-29.1, 67-4-29.2, 67-4-29.3, 67-29.4, 67-4-30, 67-4-31, 67-4-32, 67-4-33, 67-4-33.1 and 67-4-134. The parcels total approximately 322.36 acres of land and are bounded by Wilmington Pike (S.R. 202/S.R. 322) in Westtown Township to the east, West Pleasant Grove Road to the north, South New Street to the west, and Street Road (S.R. 926) to the south. The parcels are owned by Crebilly Farm Family Associates, L.P., David M. Robinson, Laurie S. Robinson and David G. Robinson. The parcels are located in the A/C – Agricultural/Cluster Residential and R-1 Residential Districts of the Township. The parcels are currently used for agricultural and residential uses. Toll seeks conditional use approval pursuant to §170-900 et seq. of the Zoning Ordinance to permit a flexible development proposing a total of 319 residential units, consisting of two existing homes, 182 single-family detached dwellings and 135 townhomes, and also containing internal streets, utilities, stormwater management facilities, landscaping, community recreation facilities, and other improvements.

All persons desiring to be heard may attend and be heard. If any person who wishes to attend the meeting has a disability and/or requires auxiliary aid, service or other accommodation to observe or participate in the meeting, please contact the Township Manager at 610-692-1930 to discuss how those needs may be best accommodated.

**WESTTOWN TOWNSHIP  
PLANNING COMMISSION**  
Kristin Camp, Solicitor



**Check Register****Westtown Township**

04-Oct-19

From: 17-Sep-19 To: 07-Oct-19

Check No	Check Date	VendorNo	Vendor	Check Amount	Status
<b>Bank Account: 1 GENERAL FUND</b>					
15181	9/17/2019	6958	Capital One Bank	\$84,269.47	O
15182	9/17/2019	5652	Innovative Construction Servic	\$110,920.10	O
15183	9/17/2019	1103	Lechmanik, Inc.	\$44,602.20	O
15184	9/23/2019	1201	Charles A. Higgins & Sons, Inc	\$141.80	O
15185	9/23/2019	6995	Ferguson Enterprises Inc #501	\$20.55	O
15186	9/23/2019	1074	LENNI ELECTRIC CORPORA	\$654.00	O
15187	9/23/2019	406042	Lynn Frederick	\$109.10	O
15188	9/23/2019	406037	Steven Hanney	\$500.00	O
15189	9/23/2019	5660	Susan Arnold Yoder	\$215.00	O
15190	9/23/2019	860	TrueNet, Inc	\$120.00	O
15191	9/26/2019	7258	Blue Dog Printing & Design	\$300.72	O
15192	9/26/2019	7191	Code Inspections Inc	\$15,999.13	O
15193	9/26/2019	6870	Delpino Design	\$467.50	O
15194	9/26/2019	58	East Goshen Township	\$923.15	O
15195	9/26/2019	1082	ELEANOR J. SCHWANDT, R	\$216.50	O
15196	9/26/2019	7196	GreatAmerica Financial Svcs	\$46.00	O
15197	9/26/2019	6270	IDrive Inc.	\$499.50	O
15198	9/26/2019	1079	PA DEPT.LABOR & INDUSTR	\$146.15	O
15199	9/26/2019	406052	Pennoni	\$3,200.00	O
15200	9/26/2019	406050	Protree Services LLC	\$1,600.00	O
15201	9/26/2019	153	Rothwell Document Solutions	\$735.74	O
15202	9/26/2019	996	THE PROTECTION BUREAU	\$281.33	O
15203	9/26/2019	7	Westtown-East Goshen PD	\$214,864.49	O
15204	9/27/2019	980	USPS- Postmaster	\$1,605.58	O
15206	10/1/2019	1201	Charles A. Higgins & Sons, Inc	\$285.90	O
15207	10/1/2019	405541	eForce Compliance	\$2,500.00	O
15208	10/1/2019	6401	Erica Reilly	\$454.51	O
15209	10/1/2019	406051	Greenleaf Turf Solutions	\$205.00	O
15210	10/1/2019	405884	JHL Landscaping	\$106.00	O
15211	10/1/2019	1123	New Enterprise Stone & Lime	\$246.38	O
15212	10/1/2019	885	Ronald M. Agulnick, Attorney	\$2,950.00	O
<b>Bank Total:</b>				<b>\$489,185.80</b>	
<b>Bank Account: 8 WASTEWATER FUND</b>					
3385	9/17/2019	405875	KBX Golden, LLC	\$23,689.94	R
3386	9/23/2019	6468	Carroll Engineering Corp	\$7,336.38	R

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**Check Register****Westtown Township**

04-Oct-19

From: 17-Sep-19 To: 07-Oct-19

<b>Check No</b>	<b>Check Date</b>	<b>VendorNo</b>	<b>Vendor</b>	<b>Check Amount</b>	<b>Status</b>
3387	9/23/2019	405998	EJ USA, Inc.	\$684.00	R
3388	9/23/2019	1196	McGovern, Inc.	\$1,664.00	R
3389	10/1/2019	6468	Carroll Engineering Corp	\$3,780.00	O
3390	10/1/2019	58	East Goshen Township	\$965.32	O
3391	10/1/2019	6995	Ferguson Enterprises Inc #501	\$34.23	O
3392	10/1/2019	1196	McGovern, Inc.	\$1,651.20	O
3393	10/1/2019	61	West Goshen Township (WW	\$6,560.09	O
			<b>Bank Total:</b>	<b>\$46,365.16</b>	
<b>Bank Account: 18 CAPITAL PROJECTS FUND</b>					
1181	9/17/2019	405976	DOLI Construction Corporatio	\$66,198.30	O
1182	9/17/2019	406034	Road-Con, Inc.	\$158,798.61	O
1183	9/24/2019	6468	Carroll Engineering Corp	\$3,831.04	O
1184	9/24/2019	6468	Carroll Engineering Corp	\$2,415.00	O
1185	9/24/2019	6468	Carroll Engineering Corp	\$4,468.08	O
			<b>Bank Total:</b>	<b>\$235,711.03</b>	
			<b>Total Of Checks:</b>	<b>\$771,261.99</b>	